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MINUTES OF RDA SPECIAL MEETING – DECEMBER 15, 2009

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, DECEMBER 15, 2009, AT 7:12 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Russ Brooks
Carolynn Burt
Joel Coleman
Steve Vincent
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT: Dennis J. Nordfelt

1375 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Vincent who thanked Dennis Nordfelt and Joel Coleman for their dedicated service to the community during their terms on the City Council. He noted their terms were ending and he thanked them for their friendship and wished them well in the future.

1376 **RESOLUTION NO. 09-27, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH DON AND MARSHA BAWDEN TO PURCHASE PROPERTY LOCATED AT 3567-3571 SOUTH 2950 WEST IN WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 09-27 which would approve a Real Estate Purchase Agreement with Don and Marsha Bawden, in the amount of \$335,000.00 plus costs, to purchase property located at 3567-3571 South 2950 West in West Valley City.

Mr. Pyle stated the Agency desired to acquire the residential property at the above stated location in the City Center Redevelopment Project Area. He also stated the property would play a key role in the renewal of the area and by owning the property the Agency would have control over its use and development. He also stated it would insure development in accordance with the Agency's and City's vision for the City Center.

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The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by the Agency in 2004 with a recent update. He stated the Plan involved urban renewal of the area that included the Valley Fair Mall and property surrounding West Valley City Hall, as well as the area to the west of City Hall.

Chief Executive Officer, Wayne Pyle, further discussed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Coleman moved to approve Resolution No. 09-27, a Resolution Approving a Real Estate Purchase Agreement with Don and Marsha Bawden to Purchase Property Located at 3567-3571 South 2950 West in West Valley City. Ms. Burt seconded the motion.

A roll call vote was taken:

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| Mr. Vincent | Yes |
| Mr. Brooks | Yes |
| Mr. Coleman | Yes |
| Ms. Burt | Yes |
| Mr. Winder | Yes |
| Chairman Rushton | Yes |

Unanimous.

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RESOLUTION NO. 09-28, AUTHORIZE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO ACQUIRE, BY NEGOTIATION OR CONDEMNATION, COMMERCIAL REAL PROPERTY WITHIN PHASE 2 OF THE “CITY CENTER COMMUNITY DEVELOPMENT PROJECT AREA PLAN” DATED SEPTEMBER 14, 2006, AND AMENDED AUGUST 22, 2007

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 09-28 which would authorize the Redevelopment Agency of West Valley City to acquire, by negotiation or condemnation, commercial real property within Phase 2 of the “City Center Community Development Project Area Plan” Dated September 14, 2006 and Amended August 22, 2007.

Mr. Pyle stated the Agency had received petitions to acquire property within Phase 2 of the City Center Community Development Project Area Plan. He reported the City Center Redevelopment Plan had been adopted by the Agency in 2004 and recently updated. He also reported the Plan involved urban renewal of the area that included the Valley Fair Mall and the property surrounding West

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Valley City Hall, including the area to the west of City Hall. He indicated the Agency may acquire property by use of eminent domain if it met the statutory requirements set out in the Utah Community Development and Renewal Agencies Act. He stated in order to acquire property by eminent domain the RDA must first vote to exercise the power of eminent domain. Then, once it had approved the use of eminent domain, it must vote to acquire specific parcels using that power.

The Chief Executive Officer stated that in response to a citizen comment made previously in the City Council Regular Meeting held this date, he would give an overview of the RDA process. He also stated it was not the City's desire to condemn property and explained the need to ensure options for the subject property before the end of the year. He advised the City and Agency had negotiated with the property owners in good faith.

Upon discussion, Chief Executive Officer, Wayne Pyle, requested the Board continue the matter to the RDA Special Regular Meeting to be held later this month.

After further discussion, Mr. Coleman moved to table proposed Resolution No. 09-28 and continue the matter to the RDA Special Regular Meeting to be scheduled for December 30, 2009, at 12:00 Noon. Mr. Vincent seconded the motion.

A roll call vote was taken:

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| Mr. Vincent | Yes |
| Mr. Brooks | Yes |
| Mr. Coleman | Yes |
| Ms. Burt | Yes |
| Mr. Winder | Yes |
| Chairman Rushton | Yes |

Unanimous. Proposed Resolution No. 09-28 tabled and the matter continued to December 30, 2009, at 12:00 Noon.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY, THE SPECIAL REGULAR MEETING OF TUESDAY, DECEMBER 15, 2009, WAS ADJOURNED AT 7:16 P.M., BY CHAIRMAN RUSHTON.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, December 15, 2009.

Sheri McKendrick, MMC
Secretary

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